



CityWalk Bishop Ranch



City of San Ramon
Planning Commission Work Session 3 December 2019

Key Planning Objectives

- Provide multi-family housing within walking/biking/short commutes of Bishop Ranch's jobs, shopping and transit system
- Using infill development, utilize the existing circulation and open space at Bishop Ranch to create a community of neighborhoods that fits into the unique character of Bishop Ranch and the City
- Create enough homes to create a sense of community but not so many that would over burden the existing street system
- Create desirable neighborhoods with pedestrian-oriented streets, parks as focal point and identity, residential buildings with modern timeless architecture and units on all four elevations
- Create amenities that are of value to both CityWalk and the broader community
- Preserve the employee experience of our existing office buildings
- Create a master plan, a 25 year road map, for the measured implementation of the community over time

WHAT IS A MASTER PLAN?

Drawing heavily on the American Planning Association's APA Planners Dictionary, as amended by the Delaware Office of State Planning Coordination, the Guide defines master planning as follows.

A master plan is a land use plan focused on one or more sites within an area that identifies access, general improvements and needed infrastructure, and intended to guide growth and development over a number of years and in phases.



PROPOSED LAND USE

- MULTI-FAMILY RESIDENTIAL
- OFFICE
- RETAIL
- TRANSIT CENTER
- HOTEL
- OPEN SPACE
- COMMERCIAL - GROUND LEVEL
- CIVIC
- COMMUNITY AMENITIES
- MASTER PLAN AREA



VEHICULAR CIRCULATION & PARKING

- ARTERIAL STREETS
- COLLECTOR STREETS
- LOCAL STREETS
- PROPOSED LOCAL STREETS - MIN. 20' CARRIAGEWAY
- AERIAL APPARATUS FIRE ACCESS ROAD - 26' CARRIAGEWAY
- GARAGE ACCESS
- PODIUM PARKING
- SIGNALIZED INTERSECTIONS
- MASTER PLAN AREA



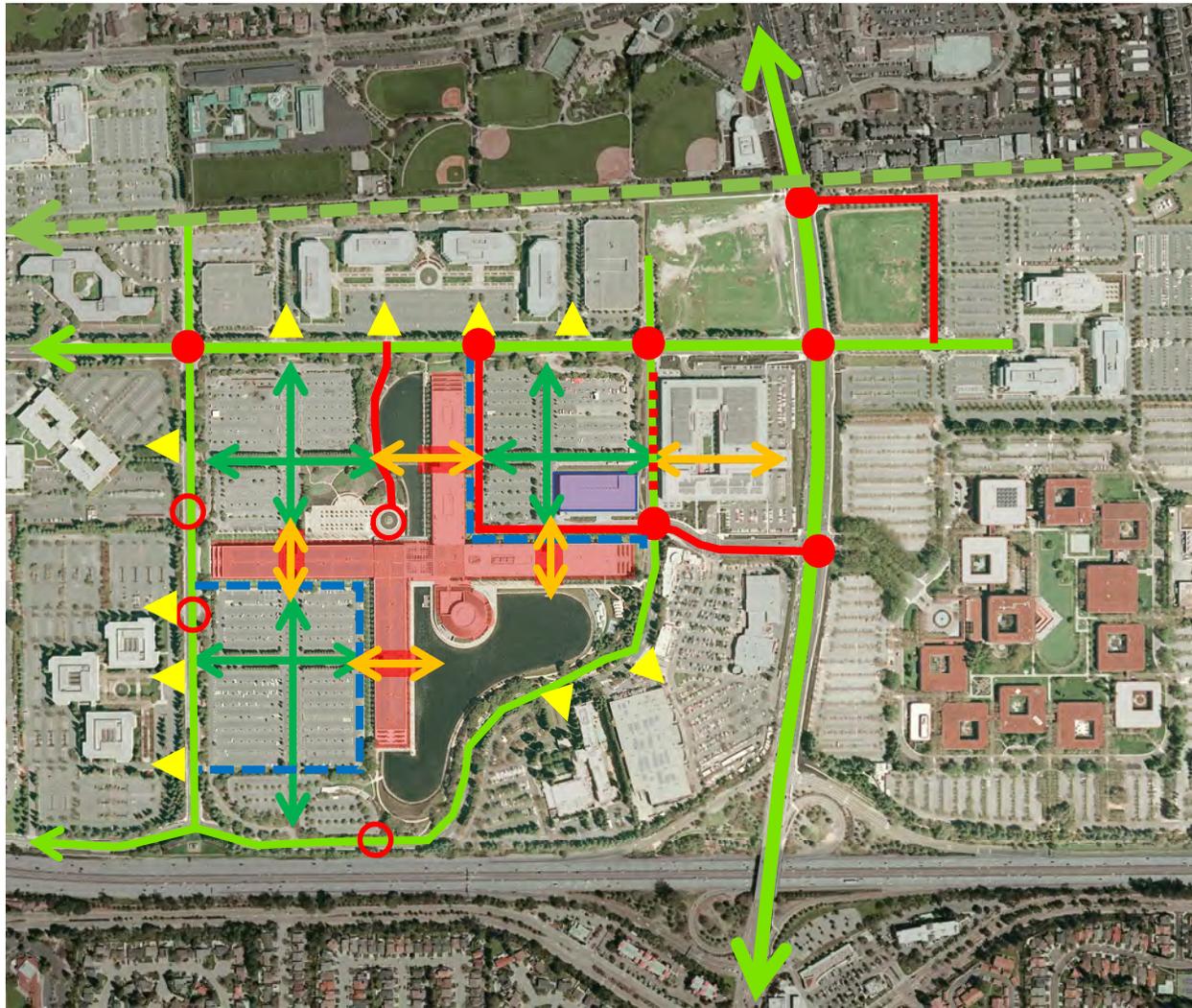
LANDSCAPE & OPEN SPACE FRAMEWORK

- PARKWAY SYSTEM
- PARKS
- GREEN STREETS
- OTHER LANDSCAPED ALLEES
- COMMUNITY AMENITIES
- MASTER PLAN AREA

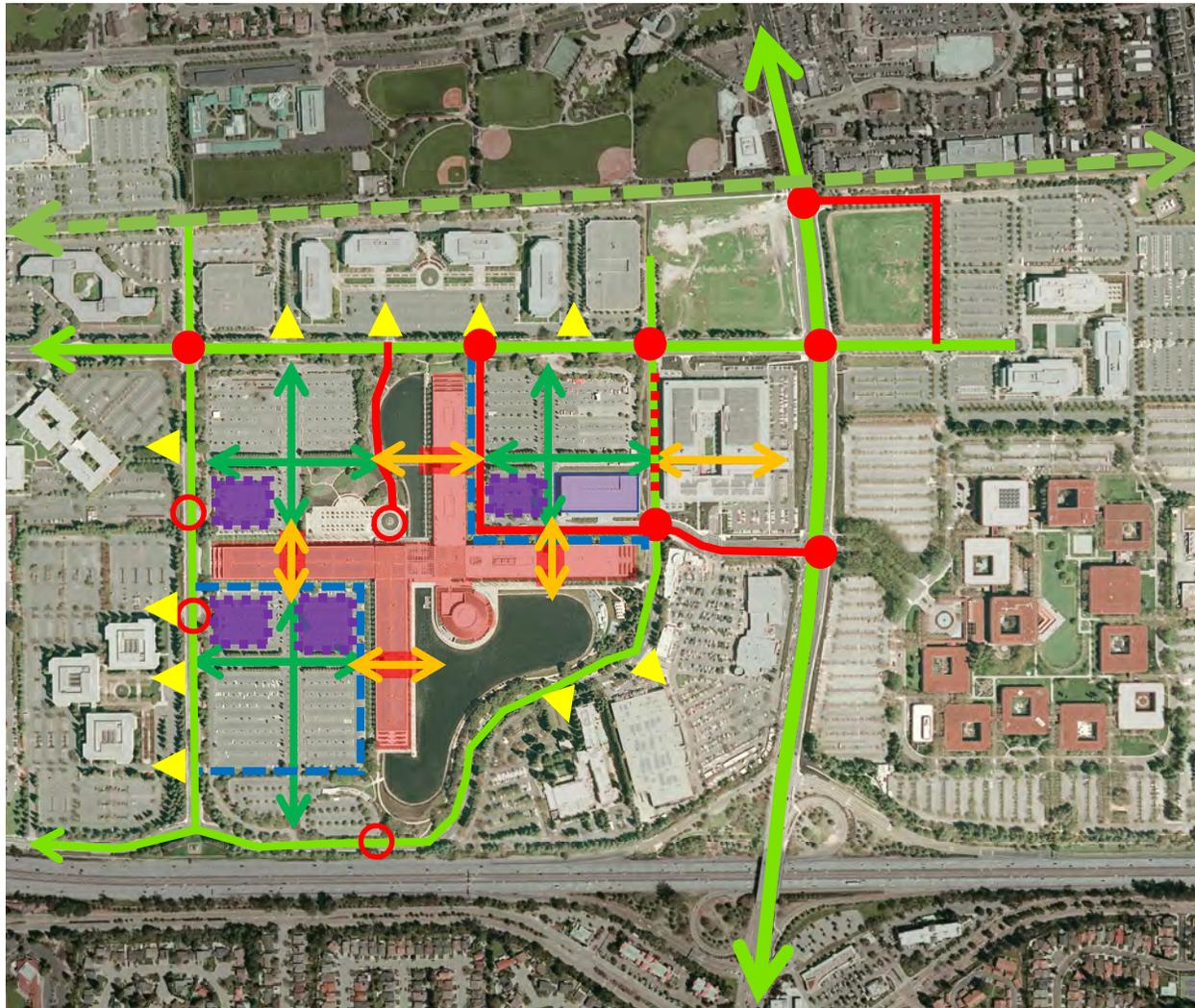
WHAT IS INFILL AND REDEVELOPMENT?

There are various definitions of infill and redevelopment. The [American Planning Association](#) describes infill development as redevelopment that, “optimize[s] prior infrastructure investments and consumes less land that is otherwise available...” Infill development and redevelopment can result in:

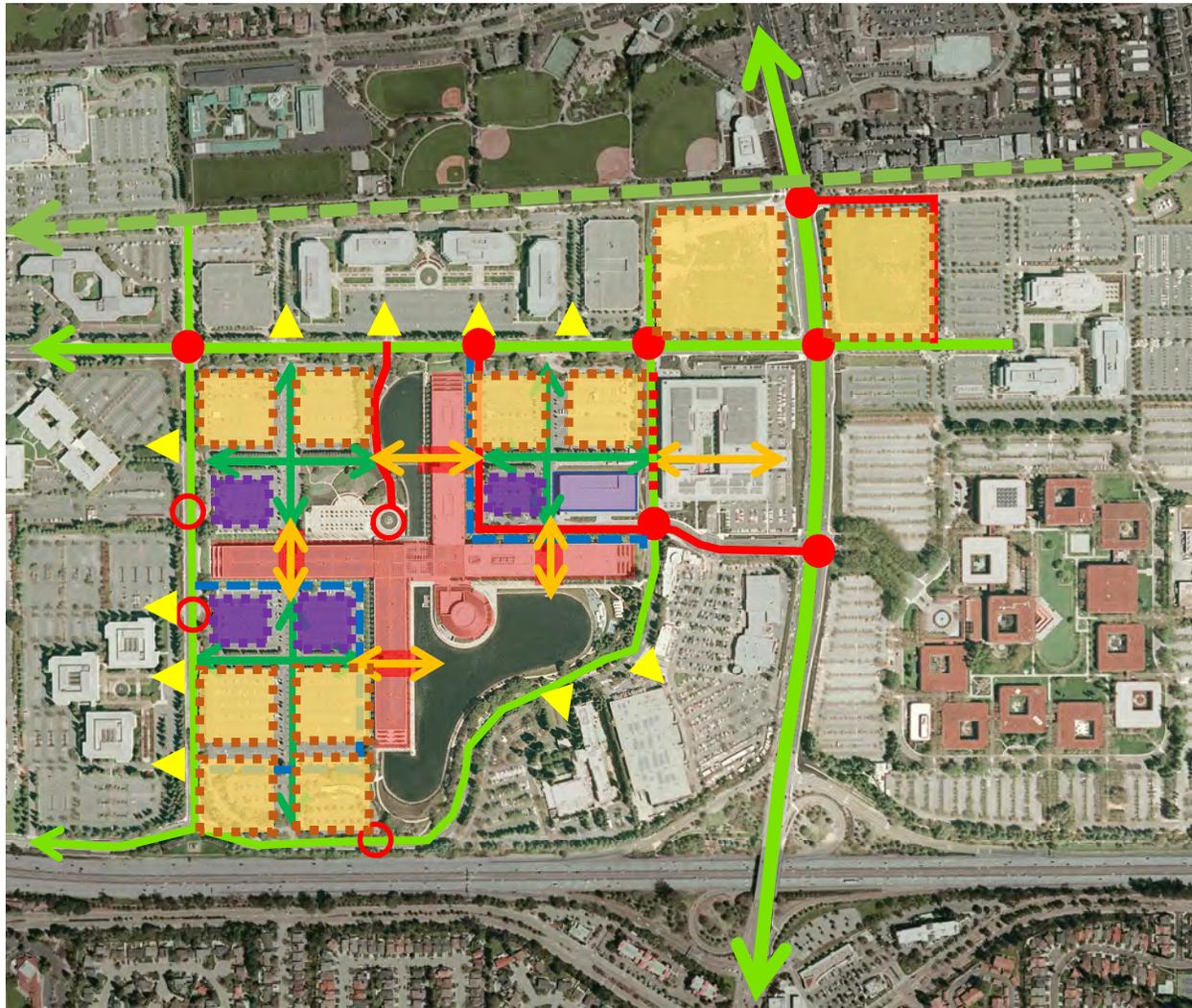
- Efficient utilization of land resources
- More compact patterns of land use and development
- Reinvestment in areas that are targeted for growth and have existing infrastructure

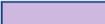


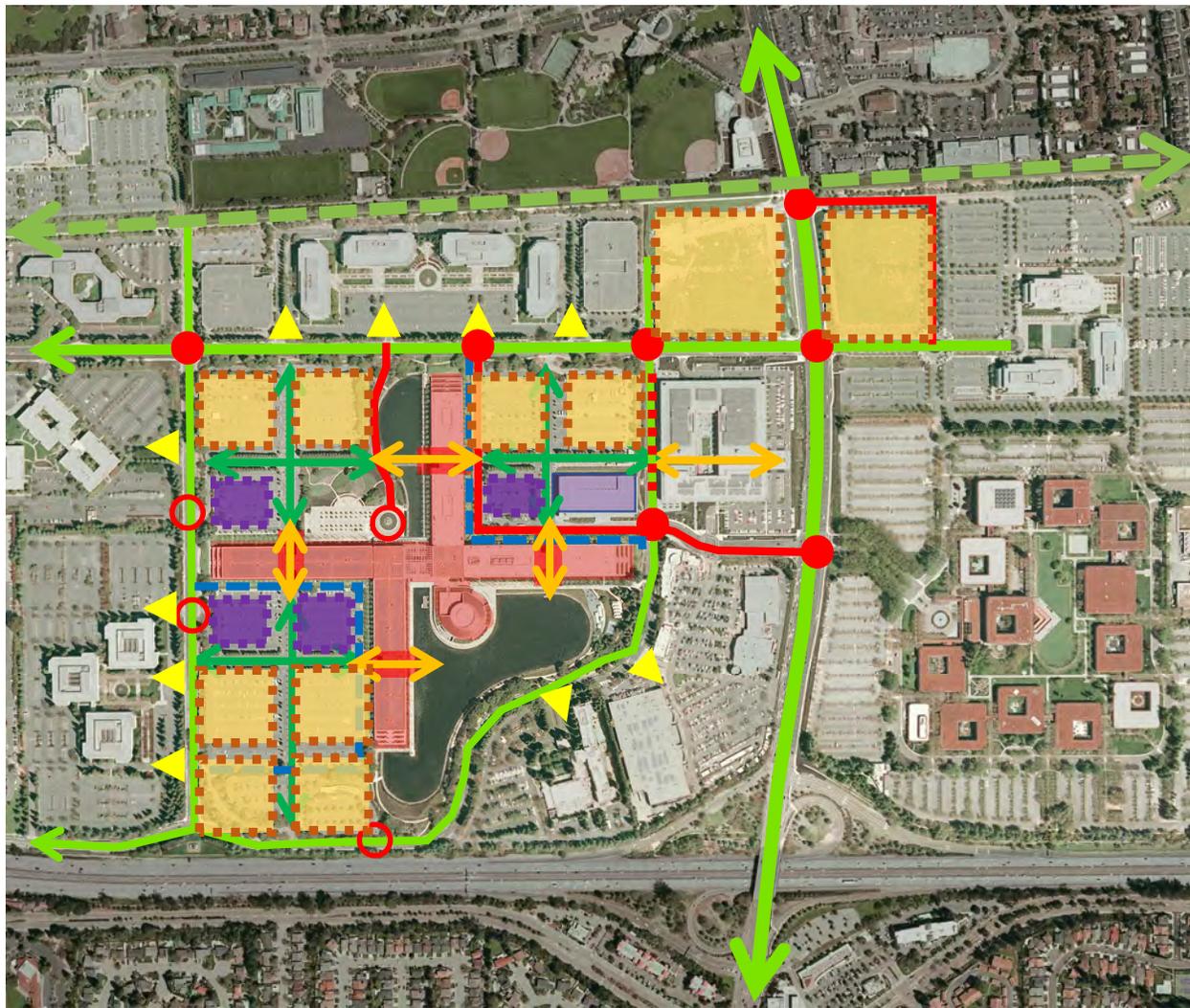
- Street
- Signalize Intersection
- Non-signalized Intersection
- ▲ Access Drive
- ↔ Parkway Streets
- ↔ Drive/Pedestrian Walk
- ↔ Pedestrian Walk
- Existing Building
- Existing Parking Garage



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- ▭ Existing Parking Garage
- ▭ New Parking Garages



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-  New Parking Garages
-  Development Sites



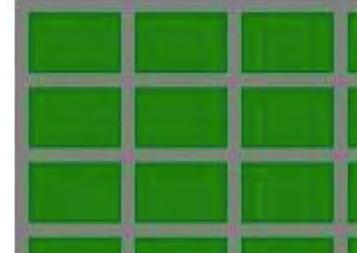
Livermore 332' x 340'



Concord 332'



New York 600' x 250'

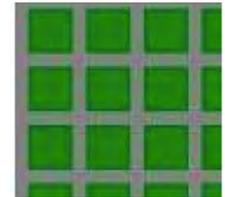


San Francisco 420' x 275'

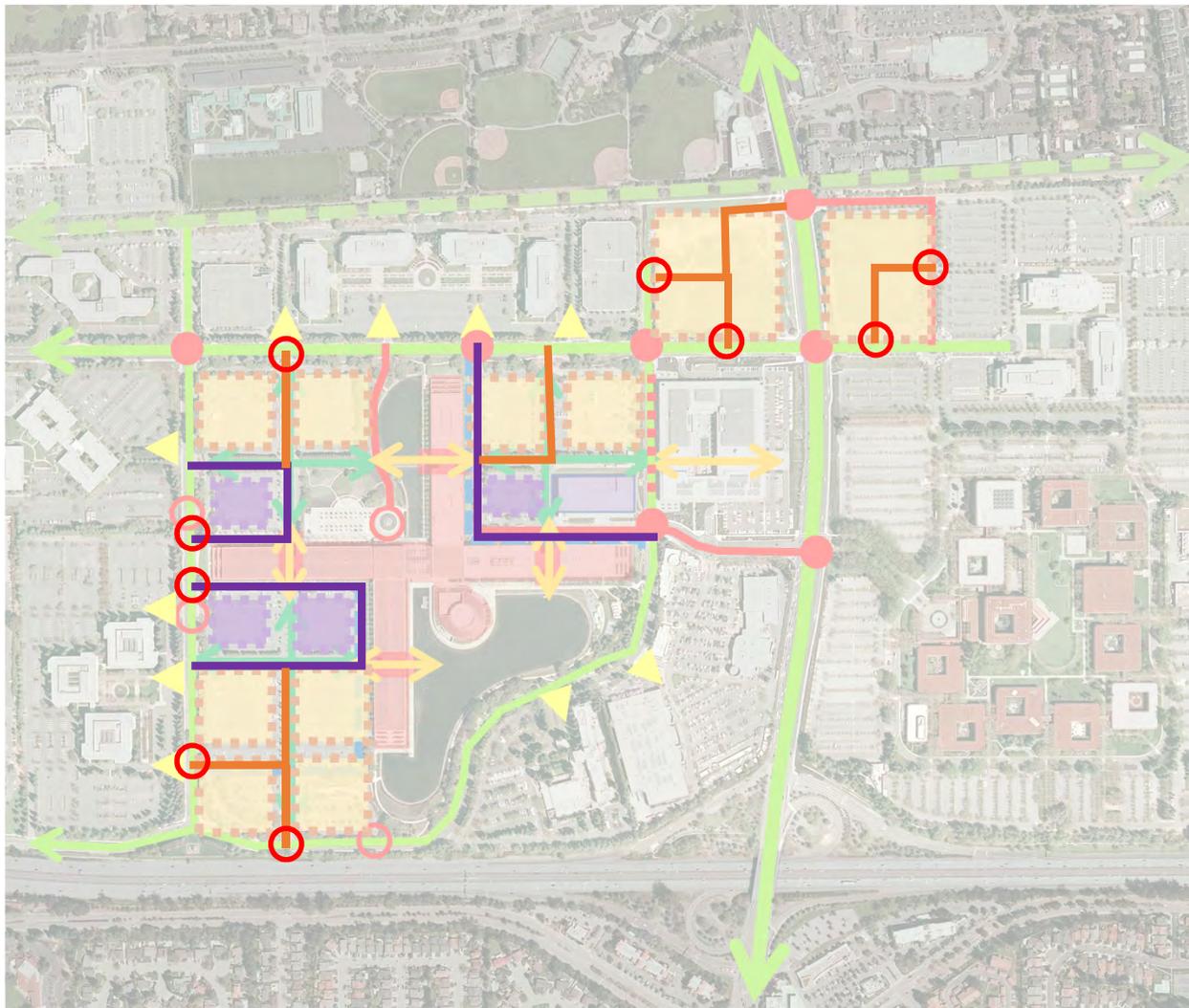


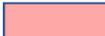
SCIENCE & TECHNOLOGY

Why city blocks work

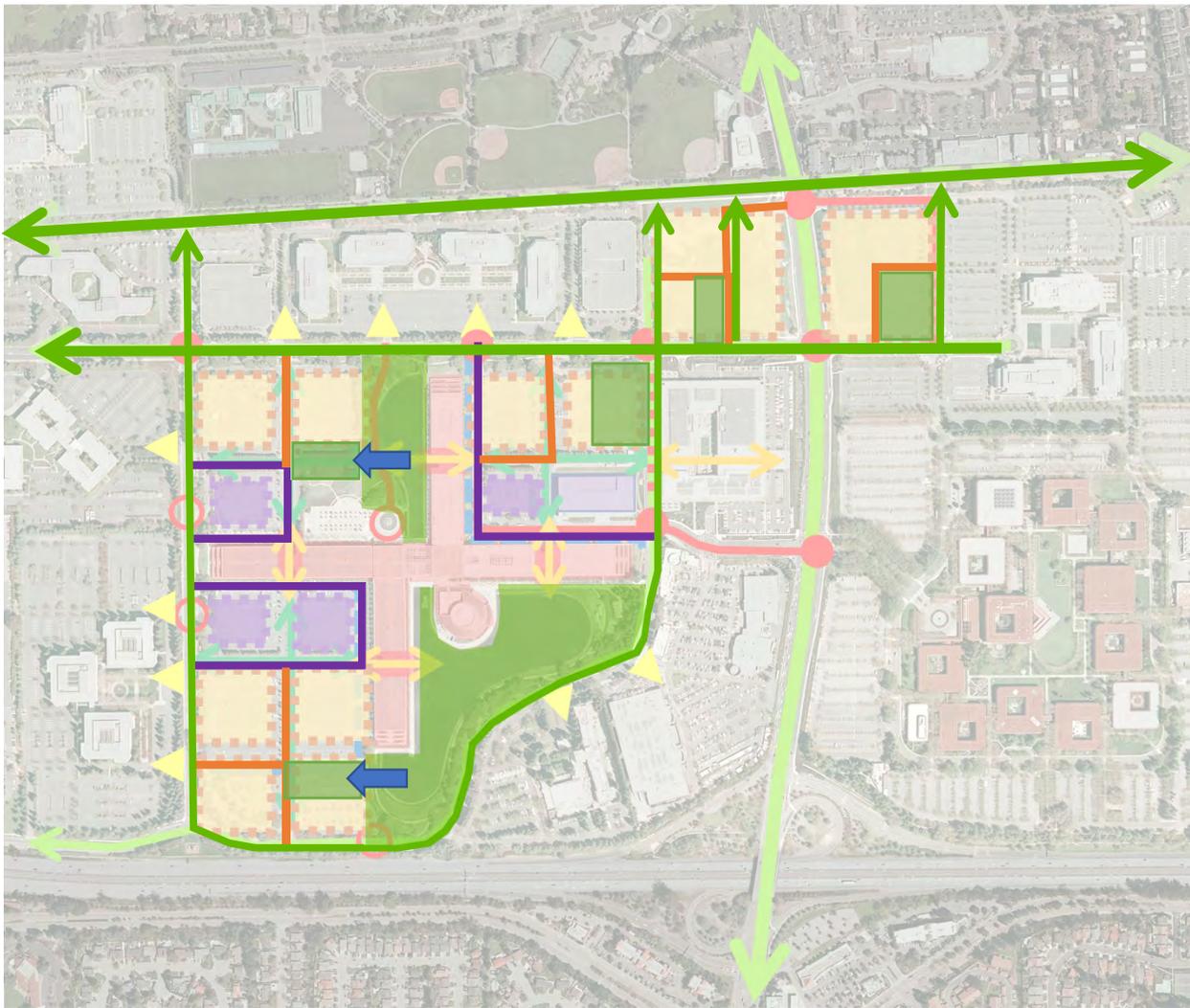


Portland 200'



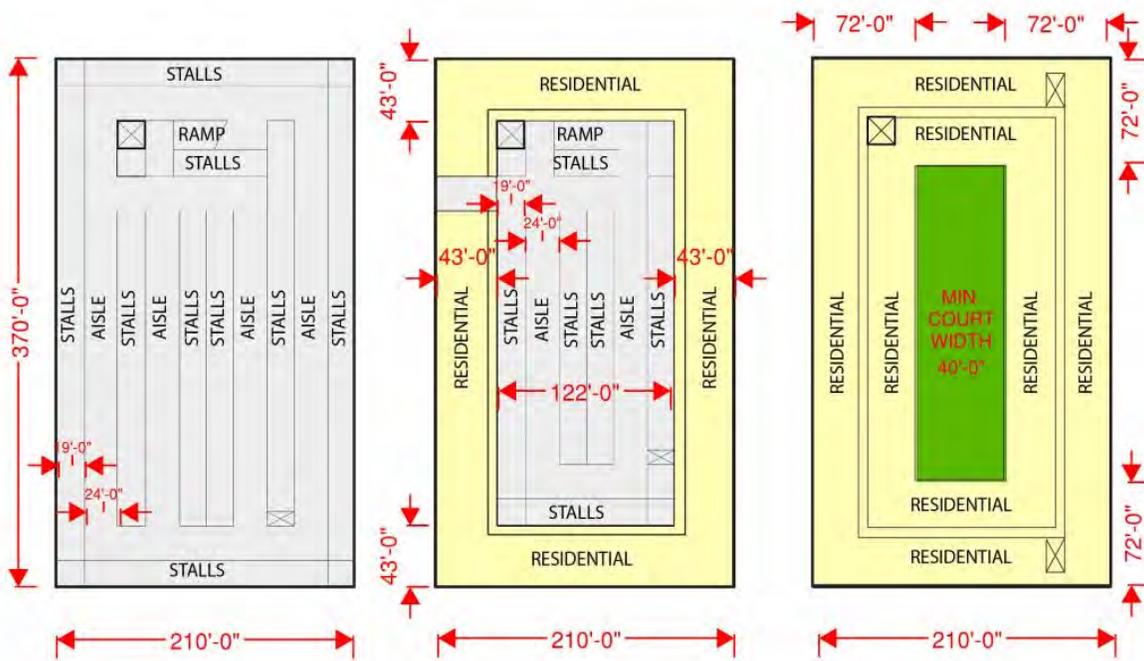
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-  New Parking Garages
-  Development Sites

- Access
- Parks
- Building Types

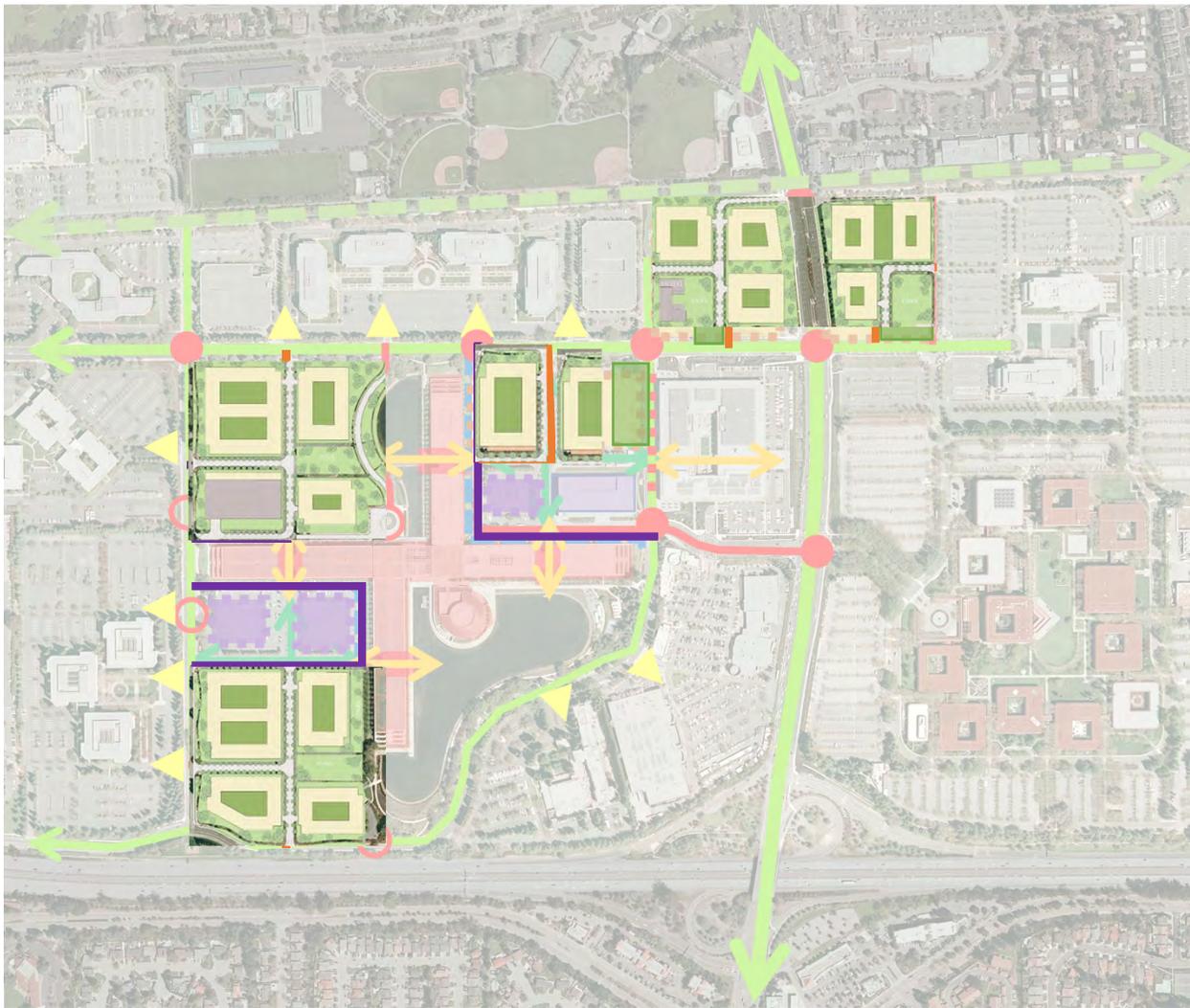


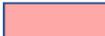
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- Self park
- Footprint of building governed by dimensions of parking bays
- “Podium” buildings
- 5 – 7 stories
- “Double loaded” corridors
- Single loaded residential units to screen garage



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-  Drive/Pedestrian Walk
-  Pedestrian Walk
-  Existing Building
-  Existing Parking Garage
-  New Parking Garages
-  Residential Site

- Access
- Parks
- Building Types



- Does not work with existing circulation
- Does not relate to existing office buildings and parking structures
- Does not create the park spaces we envision
- Creates small residual landscape spaces
- Access drives to garage difficult
- Building do not work together to shape space
- Suburban concept







Storrow Drive, Boston

Bollinger Concept Sketches

Planning Principles – Bollinger

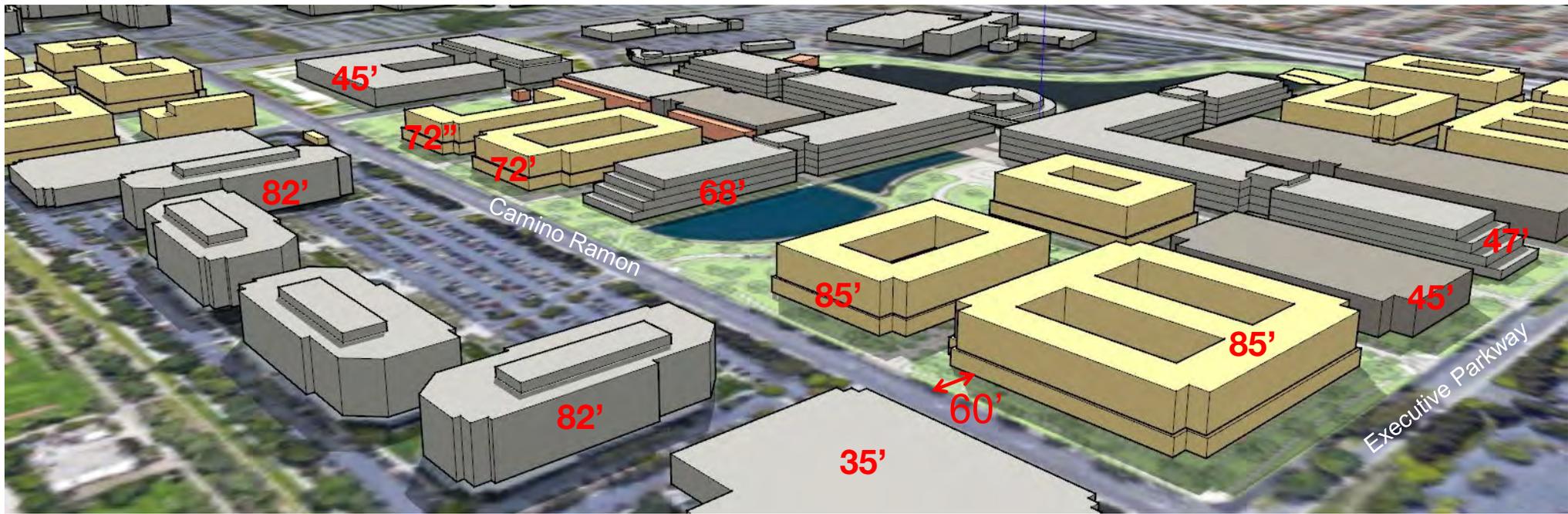




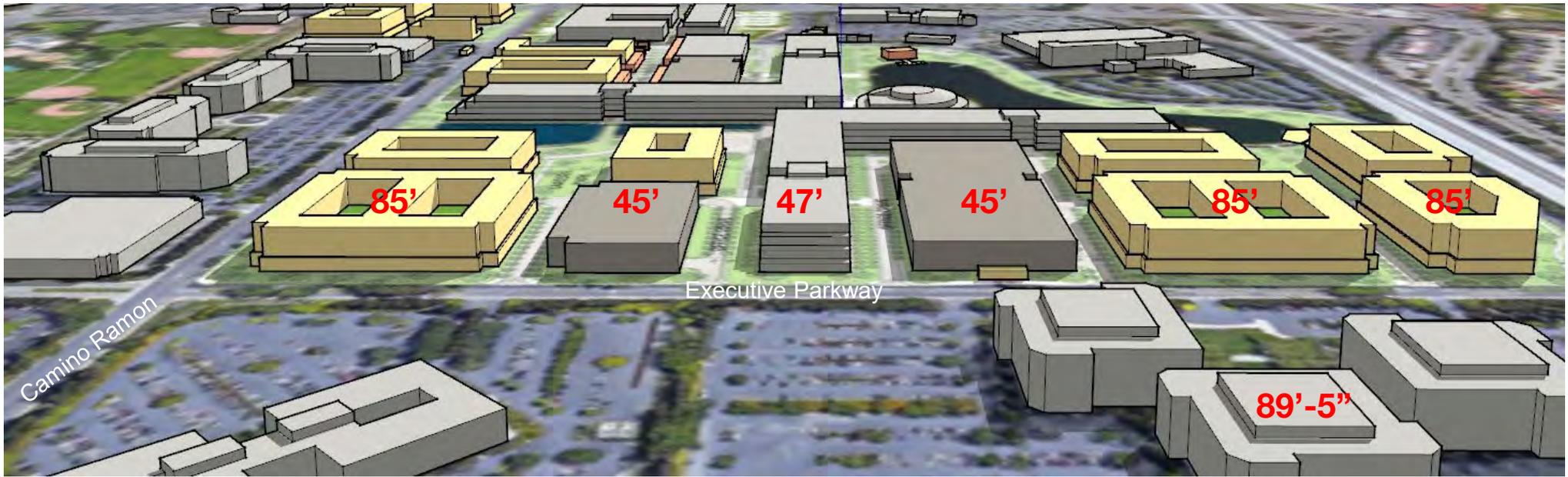






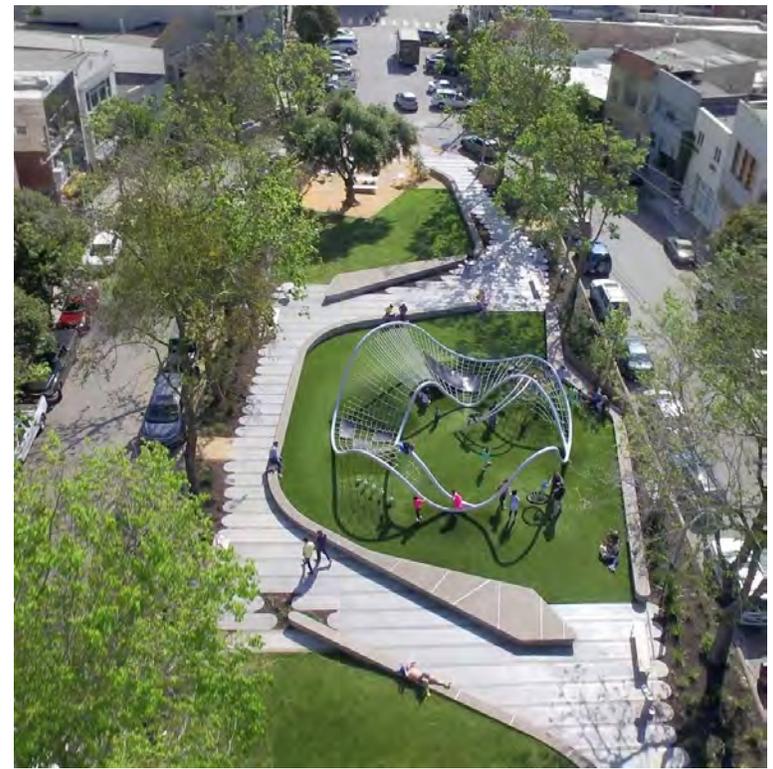


Southwest View Across Camino Ramon



South View Across Executive Parkway







Water Feature



Function Lawn



Gravel Seating Area



Deck and Play Equipment





Planning Commission Questions	Facts
How is the project consistent with the 2035 General Plan?	
How does the project meet the goals of the 2035 General Plan?	
What are the State mandates that affect the project?	
What is the number of new units versus what is in the General Plan?	
How does the affordable housing the plan provides help the City meet its existing obligations?	
What is the formula used for calculating park requirements for the project?	
What is the acreage used to calculate density?	
What is the schedule for the production and distribution of the EIR?	
What are the population assumptions?	

